

# **ANNUAL ELEMENT PROGRESS REPORT**

## ***Housing Element Implementation***

(CCR Title 25 §6202 )

Jurisdiction SANTA FE SPRINGS

Reporting Period 01/01/2013 - 12/31/2013

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044**

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**Table A**

### Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Catch up for years 2006-2012	SF	Renter	34	1	2	196	233	0	Redevelopm ent Agency or Successor Agency Funds	affordability covenant on committed assistance units; second unit deed restriction	
(9) Total of Moderate and Above Moderate from Table A3						2	341				
* Note: These fields are voluntary (10) Total by Income Table A/A3			34	1	2	341					
(11) Total Extremely Low-Income Units*			0								

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**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

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**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units**  
**(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	57	0	88	0	0	145	0

\* Note: This field is voluntary

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**Table B**

**Regional Housing Needs Allocation Progress**

**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	115	0	0	0	0	0	34	0	0	0	34	81
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	73	0	0	0	0	0	1	0	0	0	1	72
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		77	0	0	0	0	0	2	0	0	0	2	75
Above Moderate		196	0	0	0	0	0	341	0	0	-	341	0
Total RHNA by COG. Enter allocation number:		461	0	0	0	0	0	378	0	0	0	378	228
Total Units    ▶    ▶    ▶													
Remaining Need for RHNA Period    ▶    ▶    ▶    ▶    ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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**Table C**

### Program Implementation Status

Program Description (By Housing Element Program Names)		<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
3. Property Maintenance Program	Continue to bring properties into compliance and provide information on rehabilitation assistance.	2008-2014	224 residential code enforcement cases were completed in 2013.
4. Residential Rental Inspection Program	Continue annual inspection of rental units to bring substandard units into compliance.	2008-2014	City continued to implement its annual inspection of rental units.
5. Housing Acquisition and Rehabilitation Lottery Program (HARP)	Continue to purchase, rehabilitate, and sell approximately two homes per year.	2008-2014	Between 2008-2013, the City purchased, and either rehabilitated or replaced 4 homes; 3 of these homes have been sold to moderate income first-time homebuyers in the City.
9. Affordable Housing Development Assistance	Pursue issuance of affordable housing bond for Villages at Heritage Springs.	2008-2014	Ten deed restricted moderate income units for first-time homebuyers are being provided at The Villages. As these units will not be occupied until 2014, they will be counted in the future planning cycle.
10. Residential Rezoning Program	Re-designate sites to accommodate at least 139 lower income and 30 moderate income units.	2009	In 2013, the City Council rezoned the 3.9 acre vacant site at 13231 Lakeland Road and 0.75 acre vacant site at 10934 Laurel Avenue to R-3-PD. based on an assumed density of 30 units/acre, these two sites can accommodate at least 139 lower income units. The City also provided as alternative site by

			providing committed assistance to preserve the 34 very low income units in Villa Verde.
14. Zoning Ordinance Revisions	Amend the Code to make explicit provisions for manufactured housing, community care facilities, SROs, transitional/supportive housing and emergency shelters.	2009	In 2013, City Council adopted Zoning Code provisions for emergency shelters, transitional and supportive housing consistent with SB 2. The City also modified the definition of "family" in the code to provide greater consistency with State and federal fair housing law.
18. Reasonable Accommodation	Adopt and implement reasonable accommodation procedures; disseminate information on the city's website and at the Planning Department public counter.	2008-2014	In 2013, City Council adopted written procedures for reasonable accommodation.

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### **General Comments:**

Building permit data for years 2006-2012 aggregated in Table A. Building permit data for 2013 provided in Table A3. Years 2006-2013 aggregated as Year 6 in Table B. Program Implementation Status in Table C reflects implementation of 2008-2014 Housing Element programs during calendar year 2013.